



SACHI A. HAMAI
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

"To Enrich Lives Through Effective And Caring Service"

Board of Supervisors
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Fifth District

March 15, 2016

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

17 March 15, 2016

LORI GLASGOW
EXECUTIVE OFFICER

**LEASE AMENDMENT
DEPARTMENT OF PUBLIC SOCIAL SERVICES
3435 WILSHIRE BOULEVARD, LOS ANGELES
(SECOND DISTRICT)
(3 VOTES)**

SUBJECT

A two-year lease amendment for the continued use of approximately 65,871 square feet of office space, and 267 parking spaces for the Department of Public Social Services at the existing facility.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed lease amendment is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Class 1 of the Environmental Document Reporting Procedures and Guidelines adopted by the Board of Supervisors, per Section 15301 of the State of California Environmental Quality Act Guidelines (Existing Facilities).
2. Approve and instruct the Chair to sign the lease amendment with Equitable Plaza, LLC extending the lease term another two years to occupy approximately 65,871 square feet of office space, and 267 parking spaces for the Department of Public Social Services at 3435 Wilshire Boulevard, Los Angeles, at a maximum annual rental cost of \$1,541,381 for the first year, and \$1,620,426 for the second year. The proposed lease amendment will be 91 percent funded from State and federal funds, and 9 percent net County cost.
3. Authorize the Chief Executive Officer and the Director of Public Social Services to implement the lease renewal, and execute any other ancillary documentation necessary to effectuate the lease renewal, which will be effective upon approval by the Board of Supervisors.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Department of Public Social Services (DPSS) has occupied approximately 65,871 square feet of office space at 3435 Wilshire Boulevard, Los Angeles (Premises) since February 2000, providing human resources, accounting, budget, and compliance services through its Human Resources and Fiscal Operations Divisions.

The Human Resources Division is comprised of the Central Staff Unit, which provides civil service liaison, personnel policy, and internal affairs services; the Central Technical Unit, which processes payroll; and Central Line Operations, which maintains employee personnel records for centralized hiring, promotions, and related services. The Fiscal Operations Division is the principal liaison to the General Accounting Office, the Office of Management and Budget, the United States Treasury, and other various State and federal agencies, and is responsible for certifying, processing, and reconciling all DPSS transactions, preparing annual financial statements, coordinating external audits, establishing financial management policies and procedures, monitoring financial management systems and performance management, and ensuring compliance with applicable laws and regulations.

The lease expired on January 31, 2015, and the County has been leasing the Premises on a month-to-month holdover basis since that time. Pursuant to the terms of the Lease, Equitable Plaza, LLC (Lessor) served the County with a notice, in October 2015, effectively terminating the County's month-to-month tenancy on December 1, 2015. Thereafter, the parties agreed to negotiate a short-term lease extension to meet DPSS's contemplated relocation plans, and the Lessor rescinded the termination notice. Negotiations have been ongoing since November 2015, and the Lessor has agreed to accommodate DPSS's short-term space need in exchange for increasing the current below market rental rate. The current rental market value for similar properties, including parking, has changed significantly since the commencement of the Lease in February 2000; therefore, the proposed increase is representative of present market conditions and supports the lease renewal at this location.

The proposed term extension includes an early cancellation which thereby provides continued use of the subject facility on a short-term basis, until plans for a more long-term relocation can be finalized and presented to the Board of Supervisors for approval. DPSS is seeking to relocate both subject programs to a location in close proximity to its Headquarters located in the City of Industry. The proposed relocation has been approved by the Chief Executive Office (CEO), Asset Planning Strategy section, and a facility has been identified directly across from DPSS Headquarters. Lease negotiations have been underway and are close to completion.

It is anticipated that a lease proposal for the relocation will be brought before the Board of Supervisors for final approval, and implementation within the next few months. Should the Board of Supervisors' approval be granted, it is expected that DPSS could move to this new location sometime during the first quarter of 2017.

The current space was determined by DPSS staff to be suitable for continued occupancy with no issues of deferred maintenance for the Lessor to address or update.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan Goal of Operational Effectiveness/Fiscal Sustainability (Goal 1) directs that we maximize the effectiveness of processes, structure, operations, and strong fiscal management to support timely delivery of customer-oriented and efficient public services, and the Goal of Integrated Services Delivery (Goal 3) directs that we improve client and community outcomes through the continuous integration of services while safeguarding long-term fiscal sustainability for County services. In this instance, the County is supporting these goals by providing continued services at an existing facility without incurring non-essential or additional costs associated with occupancy prior to the anticipated long-term relocation to another leased facility. The proposed lease renewal is in conformance with the Asset Management Principles, as further outlined in Attachment A.

FISCAL IMPACT/FINANCING

The proposed lease amendment will provide approximately 65,871 square feet of office space, and 267 parking spaces included in the base rent. This is a full-service gross lease whereby the Lessor is responsible for all operating costs associated with the County's occupancy.

The County has the right to cancel the lease, in whole or in part, at any time during the extended two-year term, at the maximum annual rent of:

Year One: \$1,541,381 or \$23.40 per rentable square foot. The increase is representative of the current rental market, and reflects the market increases since the commencement of the original Lease.

Year Two: \$1,620,426 or \$24.60 per rentable square foot, which is an increase of 5 percent over the prior year rent.

Sufficient funding for the proposed lease amendment is included in the Fiscal Year (FY) 2015-16 Rent Expense budget, and will be charged back to DPSS. DPSS has sufficient funding in its FY 2015-16 operating budget to cover the proposed lease amendment costs.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed lease amendment will provide the continued use of 65,871 square feet of office space with 267 parking spaces, and contains the following provisions:

- The new rent and two-year term will commence on the day immediately following execution of the lease amendment by the Board of Supervisors.
- A full-service gross basis with the Lessor responsible for all operational and maintenance costs.
- A cancellation provision allowing the County to cancel the Lease, in whole or in part, at any time during the extended Lease term by giving the Lessor sixty (60) days prior written notice.
- No annual rental rate adjustments will be paid by the County throughout the lease term.

The CEO, Real Estate Division staff has determined that the proposed amendment to remain at the current location pending its relocation within the City of Industry is the most economical means to achieve its long-term goals. Costs to move to a temporary location on a short-term basis, pending relocation to the City of Industry, is not cost-effective due to the additional costs and expenses related to such a short-term move.

The proposed lease amendment will provide a central and appropriate location in relation to the designated service area, which is consistent with the County's Facility Location Policy, adopted by the Board on July 24, 2012, as outlined in Attachment D.

The Department of Public Works has previously inspected this facility and found it suitable for the County's occupancy. Notification letters have been sent pursuant to Government Code Sections 25351 and 65402.

ENVIRONMENTAL DOCUMENTATION

The CEO has concluded that this project is exempt from the California Environmental Quality Act (CEQA) as specified in Class 1 of the Environmental Document Reporting Procedures and Guidelines adopted by the Board, and Section 15301 of the State CEQA Guidelines (Existing Facilities).

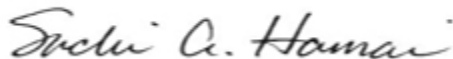
IMPACT ON CURRENT SERVICES (OR PROJECTS)

The proposed lease amendment will adequately continue to provide the necessary office space for this County requirement; therefore, no impact on current services is expected. DPSS concurs with the proposed recommendation.

CONCLUSION

It is requested that the Executive Office, Board of Supervisors, return three originals of the executed lease amendment, two certified copies of the Minute Order, and the adopted, stamped Board letter to the CEO, Real Estate Division at 222 South Hill Street, 4th Floor, Los Angeles, CA 90012 for further processing.

Respectfully submitted,

A handwritten signature in cursive script that reads "Sachi A. Hamai".

SACHI A. HAMAI
Chief Executive Officer

SAH:DPH:CMM
TS:RL:gw

Enclosures

c: Executive Office, Board of Supervisors
County Counsel
Auditor-Controller
Internal Services
Public Social Services

DEPARTMENT OF PUBLIC SOCIAL SERVICES
3435 WILSHIRE BOULEVARD, LOS ANGELES
Asset Management Principles Compliance Form¹

1.	<u>Occupancy</u>		Yes	No	N/A
	A	Does lease consolidate administrative functions? ²	X		
	B	Does lease co-locate with other functions to better serve clients? ² Space houses two DPSS programs Human Resources Division (HR) & Fiscal Operations (FO) Division.	X		
	C	Does this lease centralize business support functions? ²	X		
	D	Does this lease meet the guideline of 200 sq. ft of space per person? ²	X		
	E	Does lease meet the 4/1000 sq. ft. parking ratio guideline? ²	X		
	F	Does public parking and mass-transit exist to facilitate employee, client and visitor access to the proposed lease location? ²	X		
2.	<u>Capital</u>				
	A	Is it a substantial net County cost (NCC) program? The project is 91% funded from State & federal subvention funding, and 9% NCC.		X	
	B	Is this a long term County program?		X	
	C	If yes to 2 A or B; is it a capital lease or an operating lease with an option to buy?			X
	D	If no, are there any suitable County-owned facilities available?		X	
	E	If yes, why is lease being recommended over occupancy in County-owned space?			X
	F	Is Building Description Report attached as Attachment C?	X		
	G	Was build-to-suit or capital project considered?		X	
3.	<u>Portfolio Management</u>				
	A	Did department utilize CEO Space Request Evaluation (SRE)?	X		
	B	Was the space need justified?	X		
	C	If a renewal lease, was co-location with other County departments considered?			X
	D	Why was this program not co-located?			
		1. ____ The program clientele requires a "stand alone" facility.			
		2. ____ No suitable County occupied properties in project area.			
		3. ____ No County-owned facilities available for the project.			
		4. ____ Could not get City clearance or approval.			
		5. <u>X</u> The Programs are co-located.			
	E	Is lease a full service lease? ²	X		
	F	Has growth projection been considered in space request?	X		
G	Has the Dept. of Public Works completed seismic review/approval?	X			
¹ As approved by the Board of Supervisors 11/17/98					
² If not, why not?					

**FISCAL IMPACT / FINANCING
OVERVIEW OF LEASE CHANGES**

3435 Wilshire Blvd. Los Angeles	Existing Lease	Proposed Lease Amendment	Change
Area (square feet)	65,871	65,871	None
Term	Five Years (2/1/2010-1/31/2015)	Two years	+2 years
Annual Base Rent	\$1,287,860 (\$19.55/sf)	Yr. 1: \$1,541,381 (\$23.40/sf) Yr. 2: \$1,620,427 (\$24.60/sf)	+\$253,521 +\$332,567
Base TI Allowance (non-reimbursable)	N/A	N/A	N/A
Add'l TI Allowance	N/A	N/A	N/A
Max Annual Rent	\$1,287,860	Yr. 1: \$1,541,381 Yr. 2: \$1,620,427	+\$253,521 +\$332,567
Cancellation	County at any time upon 120 days written notice	County at any time during lease extension term upon 60 days written notice	-60 days notice
Parking (included)	267 spaces	267 spaces	None
Option to Renew	No option	No option	Same
Rental Adjustment	Annual Consumer Price Index capped at 4%	None	Decreased by 4%

ATTACHMENT C

DEPARTMENT OF PUBLIC SOCIAL SERVICES FIVE-MILE RADIUS SPACE SEARCH – 3435 WILSHIRE BOULEVARD, LA

LACO	NAME	ST. NO.	ADDRESS	CITY	ZIP	OWNERSHIP	GROSS SQ. FT.	NET SQ. FT.
0001	Performing Arts Center - Walt Disney Concert Hall	111	S Grand Ave	LA	90012	Owned	52230	205100
0101	Hall of Justice	211	W Temple St.	LA	90012	Owned	426223	320477
0107	Bob Hope Patriotic Hall	1815	S Flower St.	LA	90015	Owned	115686	43135
0142	El Pueblo Redevelopment Property - Plaza House	507	N Main St.	LA	90012	Owned	15618	11154
0156	Hall of Records	320	W Temple St.	LA	90012	Owned	438095	260776
0161	Central Jail - Main Jail Building	433	Bauchet St.	LA	90012	Owned	704358	317561
0390	Med Center - Premature Infant Clinic Trailer	1715	Griffin Ave	LA	90031	Owned	2000	2000
3155	Performing Arts Center - De Lisa Building/The Annex	601	W Temple St.	LA	90012	Owned	27582	17978
3975	Ford Amphitheatre - Cultural Arts Theatre	2580	Cahuenga Blvd E	Hollywood	90068	Owned	16120	6257
5276	PH - Dr. Ruth Temple Public Health Center	3834	S Western Ave	LA	90018	Owned	25684	16627
5353	DPSS - Metro Special District Office	2707	S Grand Ave	LA	90007	Owned	109543	89650
5456	Health Services Administration Building	313	N Figueroa St.	LA	90012	Owned	25484	134851
5461	PH - Hollywood/Wilshire Public Health Center	5205	Melrose Ave	LA	90038	Owned	27500	14811
5500	Museum of Art - Ahmanson Building	5905	Wilshire Blvd	LA	90036	Owned	108708	22615
5546	PH - Central Public Health Center	241	N Figueroa St.	LA	90012	Owned	59290	34748
6304	Probation - Crenshaw Area Office	3606	W Exposition Blvd	LA	90016	Owned	19112	14020
6476	Med Center - North Hall - Building 50	1739	Griffin Ave	LA	90031	Owned	12468	8244
6477	Med Center - Phinney Hall Cancer Center – Build. 40	1721	Griffin Ave	LA	90031	Owned	19349	12832
6478	Med Center - Tower Hall - Building 30 (Nursing)	1711	Griffin Ave	LA	90031	Owned	6668	4343
6479	Med Center - Building 10/20 - Pediatric Clinic	1237	N Mission Rd	LA	90031	Owned	33738	19927
6483	Med Center - Masonry Shop Office - Building 100	1739	Griffin Ave	LA	90031	Owned	1040	950
6519	Central Jail - Jail Addition	441	Bauchet St.	LA	90012	Owned	376837	181886
6576	George C. Page Museum At The La Brea Tar Pits	5801	Wilshire Blvd	LA	90036	Owned	16000	43427
A216	DPSS - Appeals & State Hearings	811	Wilshire Blvd Suite 1118	LA	90017	Leased	4512	4286
A218	Mental Health - Skid Row Management Team	420	S San Pedro St.	LA	90013	Leased	18993	18043
A321	DMH - HIV/Hollywood Mental Health Services	1224	N Vine St.	Hollywood	90038	Leased	23400	21060
A336	Sheriff - Wilshire Centre Building	3055	Wilshire Blvd	LA	90010	Leased	7755	7115
A360	DPSS - Metro North AP/Calworks District Office	2601	Wilshire Blvd	LA	90057	Leased	62000	60140
A405	BOS/Arts Commission - Wilshire - Bixel Building	1055	Wilshire Blvd Ste. 800	LA	90017	Leased	7873	7479
A413	Human Resources - Wilshire Square Two Building	3333	Wilshire Blvd	LA	90010	Leased	21945	19750
A424	DPSS - Equitable Plaza Building	3435	Wilshire Blvd	LA	90010	Leased	65871	62577
A425	DCFS - Headquarters Building	425	Shatto Pl	LA	90020	Leased	81912	77816
A436	DPSS - Exposition Park Family Service Center	3801	S Vermont Ave	LA	90037	Leased	127511	110500
A532	PH Health - Wilshire Metroplex Building	3530	Wilshire Blvd	LA	90010	Leased	62901	56611
A578	Auditor - Shared Services Initiative	3470	Wilshire Blvd	LA	90010	Leased	21500	20425
A627	County Admin Offices - LA World Trade Center	350	S Figueroa St.	LA	90071	Leased	23353	22185
A632	Office of Inspector	312	S Hill St. Grand Centrl Market	LA	90012	Leased	9782	9293
A673	DCFS - West Los Angeles (SPA 5) & WLA - MCMS	5757	Wilshire Blvd	LA	90036	Leased	35548	29923
A674	DMH - Hollywood Wellness Center	5000	W Sunset Blvd	LA	90027	Leased	5588	5309
A675	DA - Metro Court/DCFS Metro North/ERCP/Call Center	1933	S Broadway	LA	90007	Leased	142360	135242
B426	DMH - Adult Systems of Care - FSP	426	S San Pedro St.	LA	90013	Leased	6500	6175
B436	DPSS - Exposition Park Family Child Care Center	1024	W 38th St.	LA	90037	Leased	5636	4791
B446	Skid Row Clinic	512	S San Pedro St.	LA	90013	Leased	20628	19597
B500	DHS - Workforce Development Program	500	S Virgil Ave	LA	90020	Permit	8000	7200
B695	PH - Immuniz&Envir Health/Mental Health	695	S Vermont Ave	LA	90010	Leased	14730	6279
B913	DHS - Weingart Healthcare and Drug Rehab Center	511	E 6th St.	LA	90021	Leased	10408	9887
B922	DPSS - Wilshire Special District Office	2415	W 6th St.	LA	90057	Leased	46228	39700
C250	DMH - West Central Mental Health Services	3751	Stocker St.	LA	90008	Leased	19936	13575
C364	Health - Child Health Conference	2630	Pepper Ave	LA	90065	Permit	0	0
C760	DPSS - East LA Grow Employment Services Center	2200	N Humboldt St.	LA	90031	Leased	23655	17554
L360	DPSS - Metro North/CalWORKs District	2601	Wilshire Blvd	LA	90057	Leased	501000	40
L611	Otis Garage (DPSS - Wilshire Special District)	611	S Carondelet St.	LA	90057	Leased	58450	0
T050	H. Claude Hudson Comprehensive Health Clinic	2901	S Hope St.	LA	90007	Owned	2400	2160
X317	DCSS - Le Sage Complex 4 Story Building	3175	W 6th St.	LA	90020	Owned	52230	42341
X333	DHS - Juvenile Court Health Services/Mental Health	1925	Daly St.	LA	90031	Owned	16878	6668
X550	Mental Health - Le Sage Complex Tower	550	S Vermont Ave	LA	90020	Owned	182000	149668
X610	Museum of Art - Hammer Building	5905	Wilshire Blvd	LA	90036	Owned	51238	20955
X612	Museum of Art - Anderson Gallery	5905	Wilshire Blvd	LA	90036	Owned	250000	212500
X613	Museum of Art - Shin En' Kan Japanese Pavilion	5905	Wilshire Blvd	LA	90036	Owned	30000	25500
Y013	DPSS - Civic Center District/Grow Center Office	813	E 4th Pl	LA	90013	Owned	39956	25158
Y150	Exposition Park Building & Parking Structure	1011	W Browning Blvd	LA	90037	Owned	66484	55228
Y193	Parks & Recreation - Headquarters Building	433	S Vermont Ave	LA	90020	Owned	31862	21777
Y338	DHS - Claude Hudson Comprehensive Health Center	2829	S Grand Ave	LA	90007	Owned	82740	41831
Y788	Med Center - Livingston Reproductive Bio Lab Annex	1319	Griffin Ave at Mission Rd	LA	90031	Owned	6000	4530

FACILITY LOCATION POLICY ANALYSIS

Proposed lease renewal: Two-year lease amendment for the Department of Public Social Services (DPSS) – 3435 Wilshire Boulevard, Los Angeles – 2nd District. There is a County cancellation right at any time during the extended lease term.

A. Establish Service Function Category – Regional and local public service and administrative functions.

B. Determination of the Service Area – The proposed lease renewal will allow DPSS's Human Resources and Fiscal Operations Divisions to continue providing direct services and administrative functions to the established service area.

C. Apply Location Selection Criteria to Service Area Data

- Need for proximity to service area and population: DPSS programs are most effective when located within close proximity to the geographic regions they service. This location meets the service area criteria and remains in the desired area.
- Need for proximity to existing County facilities: DPSS continues to collaborate with County Department partners and Board offices as necessary.
- Need for proximity to Los Angeles Civic Center: N/A
- Economic Development Potential: N/A
- Proximity to public transportation: The location is adequately served by local transit services.
- Availability of affordable housing for County employees: The surrounding area provides for housing and rental opportunities.
- Use of historic buildings: N/A
- Availability and compatibility of existing buildings: This is an existing County leased facility available to meet the Department's service needs.

- Compatibility with local land use plans: The City of Los Angeles has been notified of the proposed County usage which is consistent with its use and zoning for office space at this location. The Department of Public Works inspected the facility and found it suitable for County occupancy. Notification letters have been sent pursuant to Government Code Sections 25351 and 65402.

Estimated acquisition/construction and ongoing operational costs: The initial annual base rent of \$1,541,381.40, or \$23.40 per rentable square foot per month, including parking, comprises the total first year annual lease cost for the existing space under consideration (with expected second year annual rent being \$1,620,426.60, or \$24.60 per rentable square foot per month). State and Federal subvention funds totaling 91% percent and 9 % net County cost will be used to fund 100 % of the rental costs.

D. Analyze results and identify location alternatives

Based upon the space and service needs of DPSS, staff surveyed the immediate area to determine the availability of comparable and more economical site alternatives. Based on a survey of the area, staff established that no viable or suitable alternatives to the existing location were available. The annual rental range for similar office space is between \$20.40 and \$27.00 per rentable square foot on a full-service gross basis, including parking. Therefore, the proposed annual rent of \$23.40 per rentable square foot for the first year and \$24.60 per rentable square foot for the second year, including parking, is within market and supports the lease renewal at this location.

E. Determine benefits and drawbacks of each alternative based upon functional needs, service area, cost and other Location Selection Criteria

The renewal of the subject lease amendment for DPSS will provide adequate office space for its employees and efficient space for service to clients, which is consistent with the County's Facility Location Policy adopted by the Board on July 24, 2012. The cost of comparable sites was higher per square foot and the sites would require tenant improvements that would drive the rent up further.

**AMENDMENT NO. 1 TO LEASE NO. 71808
DEPARTMENT OF PUBLIC SOCIAL SERVICES
3435 WILSHIRE BOULEVARD, LOS ANGELES**

THIS FIRST AMENDMENT to Lease No. 71808 ("First Amendment") is entered into as of the 15th day of March, 2016 between EQUITABLE PLAZA, LLC ("Lessor"), and COUNTY OF LOS ANGELES, a body corporate and politic ("Lessee").

RECITALS

WHEREAS, Lessor and Lessee previously entered into that certain Lease No. 71808 dated November 12, 1998 ("Lease"), pursuant to which Lessor leased to Lessee approximately 65,871 rentable square feet of space located at 3435 Wilshire Boulevard, Los Angeles, California ("Premises").

WHEREAS, Lessee exercised its option to renew the Premises in January 2010, the expiration date of the Lease Term was extended to January 31, 2015, and Lessee has continued to lease the Premises on a month-to-month basis since that date.

WHEREAS, Lessor and Lessee now wish to amend the Lease as follows: (i) extend the Term of the Lease for an additional two years, (ii) revise the rent, (iii) provide Lessee with an early cancellation right, and in all other respects restore the original terms and conditions of the Lease.

NOW THEREFORE, in consideration of the mutual covenants and agreements herein contained and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee agree as follows: Paragraph 2 **TERM** of the Lease is hereby amended by deleting Paragraph 2 in its entirety and substituting in its place the following:

The extension term of the Lease shall be for two (2) years commencing on the day immediately following approval of this First Amendment by the Board of Supervisors ("Commencement Date") and terminating at midnight on the day before the second anniversary of the Commencement Date ("Termination Date"), unless sooner terminated by Lessee as provided herein.

2. Paragraph 3 **RENT** of the Lease is hereby amended by deleting Paragraph 3 in its entirety and substituting in its place the following:

Lessee shall pay a flat Basic Rent amount per month for the Premises as follows:

Year One: \$128,448.45 (based upon a rental rate of \$1.95 per rentable square foot);

Year Two: \$135,035.55 (based upon a rental rate of \$2.05 per rentable square foot).

3. Paragraph 5 **CANCELLATION** of the Lease is hereby amended by deleting Paragraph 5 in its entirety and substituting in its place the following:

Lessee has the right to cancel this Lease, in whole or in part, at any time during the extended Lease Term by giving Lessor not less than sixty (60) days prior written notice executed by the Chief Executive Officer of Lessee.

4. Paragraph 28 **RENTAL ADJUSTMENT** of the Lease is hereby amended by deleting Paragraph 28 in its entirety.

5. **RATIFICATION AND CONFIRMATION OF LEASE.** Except as modified herein, all other terms and conditions of the Lease shall remain in full force and effect. In the event the terms and conditions of this First Amendment conflict with the terms of the Lease, then the terms and conditions of the First Amendment shall prevail and be controlling.

6. **FULL FORCE AND EFFECT.** Lessor and Lessee each represent and warrant to the other that the Lease, as amended, is in full force and effect and has not been assigned, modified, supplemented or further amended in any way.

7. **ENTIRE AGREEMENT.** The Lease, as amended, contains the entire agreement of the Parties hereto with respect to the subject matter hereof. No representations, inducements, or agreements, oral or otherwise, between the Parties not contained in the Lease, as amended, shall be of any force or effect. The Lease, as amended, may not be modified, changed or terminated, in whole or in part, in any manner other than by an agreement in writing signed by duly authorized representatives of the Parties hereto.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF this First Amendment to Lease No. 71808 has been executed the day and year first above set forth.

LESSOR:

EQUITABLE PLAZA, LLC

By: 

Name: PHILLIP LEE

Its: CEO

LESSEE:

COUNTY OF LOS ANGELES,
a body corporate and politic

ATTEST:

LORI GLASGOW
Executive Officer
Clerk of the Board of Supervisors

By: 

HILDA L. SOLIS
Chair, Board of Supervisors

By: 

Deputy

I hereby certify that pursuant to
section 25103 of the government code,
delivery of this document has been made

LORI GLASGOW
Executive Officer
Clerk of the Board of Supervisors

By: 

DEPUTY

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By: 

Deputy



ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

17

MAR 15 2016


LORI GLASGOW
EXECUTIVE OFFICER

EXHIBIT A

COMMENCEMENT DATE MEMORANDUM

Reference is made to that certain lease No. 71808 ("Lease") and the First Amendment to Lease No. 71808 dated _____, 2016, between County of Los Angeles, a body corporate and politic ("Lessee"), and EQUITABLE PLAZA, LLC ("Lessor"), whereby Lessor leased to Lessee and Lessee leased from Lessor certain premises in the building located at 3435 Wilshire Boulevard, Los Angeles, California ("Premises"),

Lessor and Lessee hereby acknowledge as follows:

- (1) Lessee is in possession of the Premises and occupies the same;
- (2) The First Amendment to Lease No. 71808 commenced on _____ ("Commencement Date");
- (3) The Premises contain 65,871 rentable square feet of space; and
- (4) Basic Rent per Month is: Year One: \$128,448.45;

Year Two: \$135,035.55.

IN WITNESS WHEREOF, this Memorandum is executed this ____day of _____, 2016.

"Lessee"	"Lessor"
COUNTY OF LOS ANGELES, a body corporate and politic	EQUITABLE PLAZA, LLC, a _____
By: _____ Name: _____ Its: _____	By: _____ Name: _____ Its: _____